

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 17, 1970

Appeal No. 10439 Andrew M. Saul, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of June 23, 1970.

EFFECTIVE DATE OF ORDER - Oct. 8, 1970

ORDERED:

That the appeal for permission to use available spaces on existing parking lot at 2723-25 Ordway Street, NW., Lots 9 and 12, Square 2222, to serve apartment houses at 2712-38 Ordway Street, NW., be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-A District.
2. For the five groups of apartment units on both sides of Ordway Street at 2715-23 and 2712-38 Ordway Street, NW., there are no off-street parking spaces serving the tenants except for the subject parking lot containing 36 spaces.
3. Applicant seeks to permit full use of the off-street parking spaces when they are not used by the tenants of adjoining apartment houses and they are available. Over the past few years, experience has shown the management that approximately 5-6 spaces have not been used by tenants of the adjoining apartments and have remained as vacant, unutilized off-street parking spaces.
4. All provisions of Section 7404.1 of the Zoning Regulations are complied with.
5. No commercial advertising signs will be constructed.
6. The Department of Highways and Traffic has no objection to the proposed use of the existing parking spaces.
7. At the public hearing there was no opposition to the granting of this appeal and no opposition is found in the records of this appeal.

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OPINION:

We are of the opinion that the use of the six (6) parking spaces on Lots 9 and 12 for tenants of 2720-38 Ordway Street, NW. will not create a dangerous or otherwise objectionable traffic conditions, and that the present character and future development of the neighborhood will not be affected adversely if this appeal is granted, subject to the following conditions:

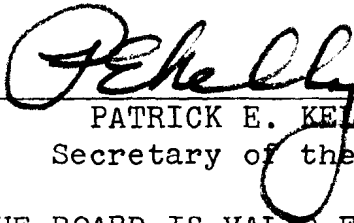
This Order shall be subject to the following condition:

The existing parking lot shall be made available on a priority basis to the tenants of 2715-23 and 2725-33 Ordway Street, NW. To the extent that such spaces are not utilized by said tenants, they may be used by tenants of apartment houses across Ordway Street at 2712-38 Ordway Street, NW.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.